

No. 3452

ABSTRACT OF TITLE

Beginning 375 feet South and 30 feet East of Northwest corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence South 246 feet; thence east 300 feet; thence North 246 feet; thence west 300 feet to the point of beginning; containing 1.70 acres, in Section 25, Township 27, North of Range 3, East, W. M., situate in Snohomish County, Washington.

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Compiled by the

SNOHOMISH COUNTY ABSTRACT CO.

EVERETT, WASHINGTON

AGENT FOR

WASHINGTON TITLE INSURANCE CO.

EVERETT ABSTRACT & TITLE CO.
Agent for Snohomish County
2908 WETMORE AVENUE
EVERETT, WASHINGTON



KENNETH C. KLEPNER, PRESIDENT
O. B. DTHICK, VICE PRESIDENT
W. A. LANGLOW, SECRETARY
CARL SCHEUCH, JR., TREASURER

MAIN 6133

HOME OFFICE
705 THIRD AVENUE—DEXTER HORTON BUILDING
SEATTLE 4, WASHINGTON

TITLE REPORT

*All liability hereunder terminates unless the premium
is paid within sixty days from the date hereof.*

Dated as of November 24, 1947, 8:00 o'clock A.M.

Order No. 28323

Reporting to Daniel M. Reaugh

Premium \$ 10.00

Upon Title to

N $\frac{1}{2}$ of the following described tract in Section 25, Township 27 N. R. 3 E.W.M., to wit: Beginning 375 feet South and 30 feet East of Northwest corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, thence South 246 feet, thence East 300 feet, thence North 246 feet, thence West 300 feet to point of beginning, situate in the County of Snohomish, State of Washington.

PUGET SOUND TITLE INSURANCE COMPANY hereby obligates itself to issue on request within sixty days and upon the payment of the above premium, its Owner-Purchaser form policy for \$ 2100.00 with the Insured to be named by you insuring that the title to the above described property is vested, on the above mentioned date, in The Successors in Interest of Ida J. Kille, deceased, (See Note #1), subject to:

1. General taxes for 1946 amounting to \$9.76 and interest from date of delinquency. General taxes for 1947 amounting to \$16.16 and interest from date of delinquency on those for the first half.

2. Option for sale of above described real estate made by Gertrude Boyd, Guardian and sole heir to the Estate of Ida J. Kille, to Eugene J. Friedlander and Wilma O. Friedlander, his wife, in instrument dated Aug. 18, 1946, filed in the Auditor's office of Snohomish County, Washington Aug. 22, 1946 under File No. 821308 and recorded in Vol. 378 of Deeds on page 174.

Note #1: Ida J. Kille died intestate on May 21, 1947, and her estate is now in the course of administration in the Superior Court, Snohomish County, Washington, as Cause No. 19215.

On August 15, 1947, Daniel M. Reaugh was appointed administrator, and he qualified.

An attempted sale of above property was made, and the return filed
(over)

It will facilitate the "Closing" of this order if all instruments to be filed before a policy is issued are filed through our office

on October 31, 1947 shows that Eugene J. Friedlander submitted a bid of \$2100.00 which was accepted by the Administrator.

However, the property has been described all the way through the proceedings as follows:

N $\frac{1}{2}$ of the following described tract in Section 25, Township 27 N.R. 3 E.W.M., to wit: Beginning 375 feet South and 30 feet East of Northwest corner of SW $\frac{1}{4}$, thence South 246 feet, thence East 300 feet, thence North 246 feet, thence West 300 feet to point of beginning;

whereas it should have been described as set forth in the caption of this title report.

The description in the probate and sale proceedings places the property 1/~~4~~ mile South of its true location, and new sale proceedings should be instituted using the correct description.

The inventory and appraisement should also be corrected.

EVERETT ABSTRACT & TITLE COMPANY, Agent

By

J. H. Clement
Manager

hc

A b s t r a c t o f T i t l e
t o

Tract of land in Section Twenty-five (25) Township Twenty-seven
(27) North of Range Three (3) East of W.M., to-wit:

Beginning 375 feet South and 30 feet East of Northwest corner
of Southwest Quarter (SW $\frac{1}{4}$) of Northwest Quarter (NW $\frac{1}{4}$); thence
South 246 feet; thence East 300 feet; thence North 246 feet; thence
West 300 feet to the point of beginning, containing 1.70 acres.
Situate in Snohomish County, Washington.

ANDERSON GUARANTEE ABSTRACT CO.

Everett, Washington.

12

23

Admiralty

Sind m.
1817

1632.

Inst. No. 2

Office No. 459.

United States.

Patent.

To

Dated Nov. 1, 1864.

Fred Drew.

Filed Jan. 9, 1891, 12.44 p m.

Vol. 1 Patents, page 159.

Recites that according to the act of Congress approved Mar. 3, 1855, entitled "an act in addition to certain other acts granting bounty lands to certain officers and soldiers who have been engaged in the military service of the U. S." there has been deposited in the General Land office of the U. S. warrant for 160 acres in favor of Alta - gracia Alcon, widow of Jose Delores Alcon, private, Capt. Sabedras Co. No. 1. Vol. 1, war with Mexico, with evidence that the same has been located on

S $\frac{1}{2}$ of NE $\frac{1}{4}$ of Sec. 26, and S $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec. 25 Twp. 27 N of R 3 E. V. M. containing 160 acres, in the Olympia Land District, and that the said warrant has been duly assigned by Altagracia Alcon to Fred Drew second party herein in whose favor the said tract of land was duly located.

Now, therefore, the United States grants unto second party, heirs and assigns the said lands as aforesaid.

By the President, Abraham Lincoln.

By Ed. D. Neil, Secretary.

Recorded Vol. 466 page 232.

H. Granger, Recorder of General Land Office.
(Seal of Gen. Land Office)

Inst. No. 3

Office No. 75.

Fred Drew. - -

Deed.

To

Dated Feb. 24, 1866.

Andrew J. Pope, William C. Talbot
and Cyrus Walker, doing Business as
Puget Mill Company.

Filed Jan. 18, 1873. -

Vol. 1, Deeds, page 154.

Con. \$1.

First party grants, bargains, sells and conveys unto second party
heirs and assigns, lands in Snohomish County, Washington Territory,
described as:

$S\frac{1}{2}$ of $NE\frac{1}{4}$ of Sec. 26 and $S\frac{1}{2}$ of $NW\frac{1}{4}$ of Sec. 25, and $E\frac{1}{2}$
of $SE\frac{1}{4}$ of Sec. 24, all in Twp. 27 N of R 3 E. W. 15.

Ack. Feb. 24, 1866 before Stephen W. Hovey, a Notary Public in and
for Kitsap County, Washington Territory.

(Seal) Rev. Cancelled 50¢.

3

Inst. No. 4

Office No. 90.

George Brackett,

Affidavit.

To

Filed April 2, 1907, 8.10 a m.

The Public.

Vol. 27, Misc. page 120.

Affiant being of lawful age deposes and says that he is a resident and citizen of the County of Snohomish State of Washington, and that he is personally acquainted with Fred Drew who owned land at some time in Snohomish County, Washington, especially the S $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec. 25 Twp. 27 N of R 3 E. W. M. and that during all of said time the said Fred Drew was a single man.

Affiant further says; that he is personally acquainted with Cyrus Walker who owned land at some time in Snohomish County, Washington, especially the south half of the Northwest quarter of Sec. 25 Twp. 27 N of R 3 E. W. M. and that during all said time the said Cyrus Walker was a single man.

Subscribed and sworn to before Zophar Howell, 3rd. a Notary Public in and for Snohomish County, Washington, residing at Edmonds.
(Seal, Com. Ex. Oct. 29, 1910)

4

Inst. No. 6

Office No. 187.

Foster Keller, son and one of the
heirs at law of Josiah P. Keller,
Deceased.

Deed.

Dated June 11, 1873.
Filed July 2, 1874. --.

To

Andrew J. Pope and William C. Talbot.

Vol. 1 Deeds, page 371.
Con. \$5,500.

First party as heir at law of Josiah P. Keller, deceased, grants, bargains, remises, releases and quit-claims all right, title and interest unto second party heirs and assigns to lands in Snohomish County, Washington Territory, belonging to Puget Mill Company which stood in the name of Pope, Talbot & Company, or either of them or in the name of Josiah P. Keller for the said firm, being all the lands in Washington Territory and real estate owned by said partnership

Ack. June 11, 1873, before J. Worden Gedney, a Notary Public in and for New York County, N. Y. (No Notary Seal shown of record)

Appended is the certificate of George G. Herman, County Clerk of King County, N. Y. and Clerk of the Supreme Court dated June 11, 1873 that said J. Worden Gedney was authorized to take acknowledgments on said date. (Seal of said County Court)

Inst. No. 7

Office No. 297A.

James Foster Keller
(Son and Heir at Law of
Josiah P. Keller, Dec'd)
by his Attorney in Fact Elwood Evans.

To

Andrew J. Pope and
William C. Talbot.

Deed.

Dated Jan. 20, 1874.

Filed Sept. 28, 1893, 2.10 p m.

Vol. 30 Deeds, page 468.

Con. "5500.

Recites that in consideration of the said sum of money and in accordance with the decree of the District Court of the Third Judicial District of said Territory of Washington, holding terms at Seattle, in said Territory, rendered at the August term, 1873, in the suit where in said J. Foster Keller, was plaintiff, and the second parties hereto were defendants, by these presents doth demise, remise, release and forever quit-claim unto second party, heirs and assigns, lands in Snohomish County Washington Territory, described as all right, title, interest, estate, and claims of first party as heir at law of Josiah P. Keller, deceased, in and to all and singular all of his interest as heir aforesaid in and to any and all lands in said County of which said Josiah P. Keller died seized of not herein described, held by said Josiah P. Keller in his own name but owned by him as co-partnership for said second parties or held by him as co-partnership property for said second parties and Josiah P. Keller, trading together as Puget Mill Company.

(Signed) James Foster Keller,
By his attorney in fact Elwood Evans.

Ack. Feb. 20, 1874, before Nathan S. Porter, a Notary Public in and for Washington Territory, by said Attorney in Fact for said principal.
(Seal)

(Instrument recites said grantor by his Attorney in fact Elwood Evans duly constituted and appointed by letters of attorney dated Nov. 10, 1873 etc.)

Sheet No. 7

Inst No. 8

Office No. 246

Emma C. F. Keller, as Administra-
trix of the Estate of Josiah P.
Keller, deceased.

Administrator's Deed.

Dated July 30, 1863.

Filed Sept. 28, 1893, 2.05 P.M.

Vol. 32 Deeds, page 462.

Con. \$3000.

to
Andrew J. Pope and William C. Talbot.

Recites that whereas on July 29, 1863, the Probate Court in and for Kitsap County made an order authorizing and directing said first party, with the consent in writing of the widow and all the heirs at law of said Josiah P. Keller, deceased to sell the property of said Estate real and personal of the said deceased, situated in Washington Territory at private sale, a certified copy of which order as well as the consent of the heirs above referred to and made a part of this indenture, and whereas by virtue of said order second party herein became the purchaser for the sum of \$3000 for the interest of said deceased in the hereinafter described lands and whereas said Court did on July 30, 1863, make an order confirming said sale and directing conveyance to be made therefor, a certified copy of said last mentioned order is on file in the Probate Court and is hereby referred to and made a part hereof:

Now, therefore, first party pursuant to said order and in consideration of the said sum of \$3000, the receipt of which is acknowledged grants, bargains, sells, and conveys unto second party, heirs and assigns, all the interest, right and title of said Josiah P. Keller at the time of his death and all the right, title and interest of said Estate acquired by operation of law or otherwise in and to any lands belonging to said Estate in any portion of said Washington Territory.

(Signed) Emma C. F. Keller.

Administratrix of J. P. Keller.

Ack. July 30, 1863, before Fred Drew, Notary Public in and for Kitsap County, Washington Territory, by Emma C. Keller-----.

(S e a l).

Revenue cancelled \$3.

8

Inst. No. 9

Office No. 291.

James Foster Keller (heir at law of Josiah P. Keller, deceased) by his Attorney in Fact Elwood Evans.

Quit-claim Deed.

Dated Feb. 20, 1874.

To

Filed Sept. 23, 1893, 2.08 p m.

Andrew J. Pope and
William C. Talbot.

Vol. 30 Deeds, page 465.

Con. 1.

The first party, in consideration of "1. and pursuant to a decree of the District Court of the Third Judicial District of Washington Territory, holding terms at Seattle, rendered at its August Term, 1873, in a suit wherein said Keller was plaintiff and said second parties were defendants, releases, remises and quit-claims unto second parties, heirs and assigns, all the estate, right, title and interest and claim of first party as heir at law as aforesaid, in and to all and singular any tracts of land or parts of tracts of land of which the said Josiah P. Keller died seized of, held by said Josiah P. Keller in his own name, but owned as a copartnership of the said Andrew J. Pope and William C. Talbot, or held by him as co-partnership property for said Andrew J. Pope, William C. Talbot and Josiah P. Keller, trading together as the Puget Mill Company.

Ack. Feb. 20, 1874, before Nathan S. Porter, a Notary Public in and for Thurstan County, Washington Territory, by said attorney in fact for said principal. (Seal)

9

Inst. No. 10

Office No. 213.

Charles Foster.

Deed.

To

Dated May 30, 1863.

Andrew J. Pope, and
William C. Talbot.

Filed Sept. 28, 1893, 2.06 p m.

Vol. 32 Deeds, page 465.

Con. \$2875,

First party remises, releases and quit-claims unto second party, heirs and assigns, lands in Snohomish County, Washington Territory, described as: All right, title and interest in and to any lands in said County which first party may own or be entitled to and all lands belonging to or controlled by the Puget Mill Company or any interest in the donation claim of Josiah P. Keller, deceased, or acquired from University Commissioner. First party agrees to execute any further deed or deeds to said lands in case the same may be required.

Ack. June 1, 1893 before F. J. Thibault, Commissioner of Deeds for Washington Territory residing in San Francisco, Cal. (Seal)
Revenue cancelled \$5.

10

Inst. No. 11

Office No. 220.

W. C. Talbot, and Sophia G.
Talbot, his wife, A. J. Pope and
Emily F. Pope, his wife, and
Cyrus Walker.

To

Puget Mill Company, a California
corporation.

Quit-claim Deed.

Dated Nov. 3, 1874.

Filed Dec. 16, 1874 - - -

Vol. 1 Deeds, page 433.

Con. Certificates of
Stock to be issued.

First party grants, bargains, sells, remises, releases, and quit-
claims unto second party, successors and assigns, lands in Snohomish
County, Washington Territory, described as:

S $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec. 25; and

S $\frac{1}{2}$ of NE $\frac{1}{4}$ of Sec. 26 Twp. 27 N of R 3 E. W. .

(and other lands not included in this abstract)

Ack. Nov. 4, 1874, before Sam'l S. Murfey, Commissioner of Deeds
for Washington Territory, residing at San Francisco, Cal., by William
C. Talbot and Sophia G. Talbot, his wife. Wife examined separately.
[Seal]

Ack. Nov. 4, 1874, before Sam'l S. Murfey, Commissioner of Deed
for Washington Territory, residing at San Francisco, Cal., by Andrew J.
Pope and Emily F. Pope, his wife, wife examined separately. (Seal)

Ack. Nov. 28, 1874, before Amasa S. Miller, a Notary Public in and
for Kitsap County, Washington Territory, by Cyrus Walker - - (seal)

Inst. No. 13

Articles of Incorporation
of the
Puget Mill Company

Articles
Dated Oct. 30th 1874
Filed Jul. 26, 1918, 11:15 A.M.
Vol.
File No. 248371, Box 2365

Recites: That A. J. Pope, W.C. Talbot, J.F.A. Talbot, Wm. T. Hovey, Henry Dutton Jr., citizens of State of California, have associated themselves together under the laws of the said State for the purpose of forming a corporation, to be known as Puget Mill Company.

The objects of said corporation are: to carry on the manufacture purchase and sale of lumber and do a general milling business in Washington Territory, California, and elsewhere; to engage in commercial business, to purchase and acquire timber lands and other lands and to sell such lands.

Principal place of business shall be San Francisco, Cal, during the term of existence of said corporation, being 50 years, and its affairs shall be managed by a Board of five Trustees, and the capital stock of said corporation shall be \$2,000,000.00 having a par value of \$100.00 each.

The above articles are certified to by the county clerk under date of Oct. 31st, 1874, as a true and correct copy of said Articles.

(Seal of Court)

Attest, Oct. 30, 1874, before E.V. Joyce, Notary Public in and for City and County of San Francisco, Cal. (Seal)

All of the foregoing certified by the secretary of State of Washington

(3) on Aug. 31st, 1906. (Seal of the State)

Inst. No. 14

Office No. 231.

Puget Mill Company, a California corporation, by W. H. Talbot, Vice President, J. H. Claiborne, Jr., Secretary.

To

Allen M. Yost and
Amanda C. Yost, his wife.

Warranty Deed

Dated Mch. 24, 1899.

Filed April 3, 1899, 11:05 A. M.

Vol. 48 Deeds; page 488.

Con. \$5.

First party grants, bargains, sells, conveys and confirms unto second party; heirs and assigns, lands in Snohomish County, Washington, described as:

S $\frac{1}{2}$ of NW $\frac{1}{4}$ of Sec. 25 Twp. 27 N of R 3 E. W. M. containing 80 acres, more or less.

Covenants of general warranty vs those claiming by third or under first party. In witness whereof the said party of the first part by resolution of its Board of Directors, has caused these presents to be subscribed by its Vice President and Secretary and its corporate seal to be hereto affixed.

(Corporate Seal)

Ack. Mch. 25, 1899, before H. C. Droger, a Notary Public in and for San Francisco County, Cal., by said officers for said Corporation.
(Seal) Revenue cancelled \$5.

14

Inst. No. 15

Office No. 391

Allen M. Yost and Amanda C.

Warranty Deed

Yost, his wife,

Dated Dec. 19, 1906

to

Filed Dec. 20, 1906, 8.36 A.M.

Benedict Allden, a bachelor

Vol. 98 Deeds, page 391

Cons. \$600.00

First parties grant, bargain, sell, convey and confirm to second party, heirs and assigns, lands in Snohomish County, Washington, described as:

Beginning at a point 375 feet South and 30 feet East of Northwest corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ Sec. 25 Twp. 27 N.R. 3 E.W.M., thence running South 246 feet, thence East to the County Road 600 feet; thence North along the County road 123 feet, thence West 300 feet, thence North 123 feet, thence West 300 feet to the place of beginning.

Covenants of General Warranty.

Ack. Dec. 19, 1906, before S.F. Street, Notary Public in and for Washington, residing at Edmonds.

(Seal, Com. Ex. Nov. 19, 1907)

15

Inst. No. 16

Office No. 36

Benedict Allden, batchelor

Mortgage

to

Dated Dec. 19, 1906

Allen M. Yost

Filed Dec. 20, 1906, 8.37 A.M.

Vol. 65 Mtgs. page 36

Mortgages lands in Snohomish County, Washington, described as:

Beginning at a point 375 feet South and 30 feet East of North-west corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ Sec. 25, Twp. 27 N.R. 3 E.W.M., thence running South 246 feet, thence East to the county road 600 feet, thence North along the county road 125 feet, thence West 300 feet, thence North 125 feet, thence West 300 feet to place of beginning.

To secure the payment of \$100.00

Properly Executed.

Inst. No. 17

Office No. 363

Allen M. Yost

Release

to

Dated Jan. 29, 1907

Benedict Allden

Filed Jan. 30, 1907, 8.51 A.M.

Vol. 62 Mtgs. page 418

Certifies that a mortgage executed by Benedict Allden a bachelor to Allen M. Yost, to secure the payment of \$100.00 and recorded in Vol. 65 mortgages, page 36 records of Snohomish County, Washington, affecting the following lands:

Beginning at a point 375 feet South and 30 feet East of Northwest corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ Sec. 25, Tp. 27 N.R. 3 E.W.M., thence running South 246 feet; thence East to the County road 600 feet; thence North along the county road 125 feet; thence West 500 feet; thence North 125 feet; thence West 300 feet to the place of beginning, situated in Snohomish County, Washington, is fully paid, satisfied and discharged.

Ack. Jan. 29, 1907, before S.F. Street, Notary Public in and for Washington, residing at Edmonds.

(Seal, Com. Ex. Nov. 19, 1907)

17

Inst. No. 18

Office No. 512

S.F. Street as guardian of the
person and estate of Benedict
Alden, insane

Guardian's Deed

Dated May 10, 1913

to

Filed May 14, 1913, 3.15 P.M.

Almeda E. Clark

Vol. 149 Deeds, page 452

Cons. \$550.00

Witnesseth; that the said first party under and by virtue of an order of sale made by the Superior Court of the State of Washington in and for Snohomish County on Mch. 29, 1913 and pursuant to legal and due notice of said sale, did sell the lands and property hereinafter described at public sale on Apr. 12, 1913, to the second party herein, she being the highest and best bidder therefor, for the sum of \$550.00 and subject to confirmation by the court, and

Whereas, upon due return of the said sale having been made and filed by the said guardian on Apr. 22, 1913, the Court made an order fixing May 10, 1913 as the time for hearing said return, and that notice was given of said hearing as provided in said order, and

Whereas on May 10, 1913, the said court did confirm, approve and declare valid said sale to said second party and did authorize and direct the said guardian to accept the said bid, and to execute a guardian's deed for said property hereinafter described to said second party upon the payment of said sum of money bid by her;

Now, therefore, S.F. Street, as guardian of the said person and estate of Benedict Alden insane, party of the first part for and in
sheet no. 18

consideration of the sum of \$350.00 and pursuant to the last order above mentioned, hereby grants, bargains, sells and conveys unto the second party, heirs and assigns, all the right, title and interest of the said Benedict Alden in and to the following described land, situate in Snohomish County, Washington, to wit:

Beginning at a point 621 feet South and 330 feet East of the North-west corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 25 Twp. 27 N.R. 3 E.W.M. thence East 300 feet to the County Road; thence North along said County Road 123 feet; thence West 300 feet; thence South 123 feet to the place of beginning, together with all privileges and appurtenances thereto belonging.

Ack. May 10, 1915, before Geo. W. Louttit, Notary Public ----
by said guardian for said Benedict Alden, insane.

(Seal, Com. Ex. Apr. 9, 1915)

Venue: State of Washington ss.
County of Snohomish.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR SNOHOMISH
COUNTY.

IN PROBATE.

19
In the Matter of the Guardianship ,

of

No. 1956

Benedict Allden, Adjudged Insane.

PETITION FOR APPOINTMENT OF A GUARDIAN FILED AUG 13 1909

Comes now S.F. Street and petitions this Court to appoint him
Guardian of the person and estate of Benedict Allden adjudged insane,
and shows as follows, to-wit:

That on the 12 day of August, A.D. 1909, the said Benedict Allden
was brought before the Superior Court of Snohomish County, State of
Washington, and was found and adjudged by said Court to be insane and
was committed to the hospital for the insane at Fort Steilacoom, in
Pierce County, State of Washington.

That said Benedict Allden is a resident of Snohomish County, State
of Washington, and has property needing care and attention, consisting
of three one-acre tracts worth not to exceed \$500.00 each and personal
property not to exceed in value the sum of \$100.00; and that, to the
knowledge of your petitioner, said Benedict Allden has no Guardian at
law in the State of Washington or elsewhere and has no relatives or
next of kin competent and willing to be his Guardian; that it is necess-
ary that some suitable and competent person be appointed Guardian of
the person and estate of the said Benedict Allden.

That your petitioner, S.F. Street, is a resident of Edmonds

1956-2

Snohomish County, State of Washington, is over the age of 21 years and is a suitable and competent person to act as such Guardian.

WHEREFORE, your petitioner prays that he may be duly appointed Guardian of the person and estate of the said Benedict Allden and that Letters of Guardianship may be issued to him as such Guardian.

S.F. Street, Petitioner

(Properly Verified)

ORDER SETTING TIME FOR HEARING FILED SEP 17 1909

Petition having been filed by S.F. Street praying that he be appointed Guardian of the person and estate of Benedict Allden, Adjudged Insane,

It is, therefore, ordered that Saturday Oct 2nd at 10 o'clock A.M. be appointed for hearing the said application of S.F. Street for Letters of Guardianship of the person and estate of Benedict Allden, Adjudged Insane, and that the Clerk of this Court issue notice, to all persons interested, of the time and place of said hearing, which notice shall be served upon said insane person personally and upon the head of the family with whom he resides and upon the officer or head of any institution having his care and custody, at least ten days prior to the time set for the hearing, and, where personal service of said notice is required, proof of such service shall be made and filed in the same manner as proof of the service of a summons.

Done in open Court this 4th day of Sept. A.D. 1909.

John Sandidge

NOTICE OF APPLICATION FOR LETTERS OF GUARDIANSHIP

FILED OCT 13 1909

Sheet no. 2 |

1956-3

NOTICE is hereby given that S.F. Street has filed with the Clerk of this Court a petition, praying for Letters of Guardianship of the person and estate of Benedict Allden, who, on the 12th day of August, A.D. 1909, was adjudged insane, by this Court, and that Saturday, the 2d day of Oct. 1909 at 10 o'clock A.M. of said day, at the County Court House, in Everett, Snohomish County, State of Washington, has been set for the hearing of said petition, when and where all persons interested may appear and show cause, if any there be, why a Guardian should not be appointed for the person and estate of the said Benedict Allden.

John R. Dally
Clerk of said Court.

(Seal of Superior Court)

Copy of the above notice received and due service of same acknowledged this 20 day of Sept. A.D. 1909.

(Corporate Seal) A. P. Calhoun
Western Washington Hospital for Insane
State of Washington,
ss
County of Pierce.

A. P. Calhoun, being first duly sworn according to law on oath deposes and says that he is the Superintendent of the Western Washington Hospital for Insane; that on the 20 day of September A.D. 1909, a true copy of the above notice was duly served upon him and that on the 20 day of September, he left a true copy of said notice with Benedict Allden, now in his custody and care.

A. P. Calhoun

1956-4

Subscribed and sworn to before me this 21 day of September, A.D. 1909.

L.E. McDonald
Notary Public in and for the State of
Washington, residing at Port Steilacoom.

(N.P. Seal, Com. Ex. Sept. 2nd, 1913)

ORDER APPOINTING GUARDIAN FOR INSANE PERSON FILED OCT 13 1909

S. F. Street, having filed in this Court his petition, praying that he be appointed Guardian for the person and estate of Benedict Allden, Adjudged Insane, and said matter now on this 13th day of October 1909 coming on regularly to be heard; the same having been continued from Oct. 2, 1909 for hearing; and notice of the time and place of hearing said petition having been issued, and service of said notice and proof of same having been made as required by law; and the Court having examined said petition and heard the testimony of witnesses, finds:

That on the twelfth day of August A.D. 1909, the said Benedict Allden was brought before the Superior Court of Snohomish County, State of Washington, and was found and adjudged by said Court to be insane and was committed to the hospital for the insane at Port Steilacoom, in Pierce County, State of Washington.

That said Benedict Allden is a resident of Snohomish County, State of Washington, and has property needing care and attention, consisting of three one-acre tracts worth not to exceed \$500.00 each, and personal property not to exceed in value the sum of \$100 and that, to the knowledge of the petitioner, said Benedict Allden has no Guardian at law in the State of Washington or elsewhere and has no relatives or

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next of kin competent and willing to be his Guardian; that it is necessary that some suitable and competent person be appointed Guardian of the person and estate of the said Benedict Allden.

That the said petitioner, S.F. Street, is a resident of Edmonds, Snohomish County, State of Washington, is over the age of 21 years and is a suitable and competent person to act as such Guardian.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED BY THE COURT: That the said S.F. Street be and he is hereby appointed Guardian of the person and estate of the said Benedict Allden, Adjudged Insane, and that Letters of Guardianship be issued to the said S.F. Street upon his giving bond as provided by law in the sum of \$3500.00 with good and sufficient sureties to be approved by this Court, and taking an oath that he will perform the duties of such Guardianship according to law.

Done in open Court this 13th day of Oct. A.D. 1909.

B.E. Padgett, Court Commissioner

BOND OF GUARDIAN FILED OCT 13 1909

(Said Bond being a Surety Bond issued for the sum of \$3500.00)

INVENTORY FILED MAR 31 1911

(In said Inventory is listed the following property):

REAL PROPERTY

Beginning at a point Thre Hundred and Seventy-five (375) feet South and 50 feet east of the North West Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 27 North Range 3 East of W.L.; thence running south 246 feet; thence east to the County Road 600 feet; thence North along the County road 123 feet; thence West 300 feet; thence North 123 feet; thence west ^{300 feet} to the place of beginning.

sheet no. 74

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Value
(Also certain
Personal Property)

\$950.00

NOTICE and ORDER FILED FEB 13 1913 (In this heading "Alden is spelled "Alden")

On this 13th day of February, 1913, the petition of S.F. Street as guardian of Benedict Alden, insane, for the sale of certain real and personal property belonging to said estate, came on for hearing; and the court having examined said petition, and having heard evidence in support of the same, and being satisfied that the matters and facts set forth in said petition are true, and finding that a sufficient sum will not be realized from the sale of the personal property of said estate to pay the debts thereof; and further finding that it will be necessary to sell a portion of the real estate belonging to said ward; to pay the debts and expenses of administration thereof.

NOW THEREFORE, it is ordered, adjudged and decreed: That all persons interested in the estate of said Benedict Alden, insane, be and appear on the 29th day of March, 1913, in THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR SNOHOMISH COUNTY, Department No. 2, in the Court House of Snohomish County, Washington, and then and there show cause why an order shall not be granted to S.F. Street as guardian of said Benedict Alden, insane, to sell the following personal property, towit; a stove, bed, tools and table; also the following described real estate belonging to said ward, situate in Snohomish County, State of Washington, and described as follows, towit:

Beginning at a point 621 feet south and 330 feet east of the Northwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, sheet no. 25

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Township 27 North, Range 5 East of the W.M.; Thence East 300 feet to the County road; thence North along the County road 123 feet; thence West 300 feet; thence South 123 feet to the place of beginning, situate in Snohomish County, State of Washington.

as prayed for by said guardian so as to enable him to pay the debts, charges and expenses of guardianship in said estate.

It is also ordered and decreed; that a copy of this order to show cause, be published for four successive weeks in THE TRIBUNE-REVIEW, a newspaper of general circulation, printed and published in the City of Edmonds, Snohomish County, Washington.

Ralph C. Bell, Judge

PETITION TO SELL REAL ESTATE FILED FEB 13 1913

(See court Order for description of property)

AFFIDAVIT OF PUBLICATION FILED MAR 29 1913

State of Washington,
ss.
County of Snohomish.

M. L. Sherpy, being first duly sworn, says: That he is the publisher of the Edmonds Tribune-Review, a weekly newspaper printed and published in the City of Edmonds, County of Snohomish, State of Washington, and that said newspaper, during all times mentioned herein, is and was a newspaper published once a week as a weekly newspaper and is and was a newspaper of general circulation in said County and State; That the attached is a true and correct copy of Notice of Guardianship Benedict Alden, Dec. as the same was published in the regular and entire issue of said Edmonds Tribune-Review, and not in supplement form

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thereof, for a period of 5 successive weeks, the date of first publication being the 14th day of Feb'y. 1913, and the date of the last publication being the 14th day of March 1913, and that said newspaper was regularly issued and distributed to its subscribers during all of said period.

M. L. Sherpy

Subscribed and sworn to before me, this 17th day of March 1913.

Zophar Howell 3rd
Notary Public in and for the State of
Washington, residing at Edmonds.

(Seal, Com. Ex. Oct. 30, 1914)

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR SNOHOMISH
COUNTY.

In the matter of the guardianship of Benedict Alden, insane.

Notice and Order

(For copy of this Notice and Order see preceding pages of this abstract)

ORDER OF SALE FILED MAR 29 1913

(In the heading of this Order of Sale the name "Allden" is spelled "Alden".)

S. F. Street as guardian of the above named Benedict Alden, insane, having on the 13 day of February 1913, presented and filed her verified petition asking for an order to sell so much and such parts of the real estate belonging to the estate of said Benedict Alden, insane, as this court shall judge necessary and beneficial, coming on regularly for hearing, this 29th day of March, 1913, and upon proof to the satisfaction of the court that the due publication of a copy

of the order to show cause for four successive issues upon this hearing, as provided by law in the Edmonds Tribune-Review, a weekly newspaper of general circulation, printed and published in the City of Edmonds, Snohomish County, Washington, and of general circulation throughout said county, as directed by the court and according to law, and all things being regular and according to law, this court having heard and examined the allegations of said petition on such hearing, and after full examination it appearing to the satisfaction of this court, that it is necessary that a part of the real estate of the said Benedict Alden, insane, be sold in order that the proceeds may be applied to the payment of the outstanding debts and expenses of this guardianship; and that it is to the best interest of the estate of said Benedict Alden, insane, and all persons interested therein, that the real estate herein described be sold at public sale, and it further appearing that all the proceedings upon said application have been in all respects strictly conducted in accordance with law;

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED, that the said S.F. Street as guardian of said Benedict Alden, insane, be and he is hereby authorized and directed to sell at public sale the following described real estate belonging to said Benedict Alden, insane, situate in Snohomish County, State of Washington, to-wit:

Beginning at a point 621 feet south and 330 feet east of the Northwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 27 North, Range 3 East of W.M.; ^{thence east} 300 feet to the County Road; thence north along said County Road 123 feet; thence west 300 feet;

thence south 125 feet to the place of beginning.

Said property to be sold upon the following terms, to-wit:
To the highest and best bidder, for cash, legal tender of the United States, ten per cent of said bid payable at the time of said sale, and the balance upon the confirmation thereof by this court;

That said S.F. Street as such guardian shall at once have said real estate appraised by three persons of Snohomish county, Washington, towit: S.J. Mothershead, Zophar Howell 3rd and G.M. Leyda, which appraisal shall forthwith be returned by them to this court;

That said real estate shall not be sold for less than ninety per cent of said appraised value, and notice thereof, viz. of said sale, shall be given by at least two publications in the Edmonds Tribune-Review a weekly newspaper printed, published and of general circulation in Snohomish County, Washington; towit, the first publication to be on April 3rd, 1913 and the second April 10th 1913, said sale to be made at the front door of the City Hall of the City of Edmonds, Snohomish County, Washington, on the 12th day of April, 1913, at 2 o'clock P.M.

That the proceeds of said sale shall be applied as follows;
towit: 1st, the the payment of taxes against the estate of said Benedict Alden, insane. 2nd to the payment of the premium due upon the guardian's bond herein, 3rd to the expenses of guardianship, 4th, to legal expenses incurred by said guardian and as charged him by the attorneys employed by him in this matter, said charges to be fixed by this court, together with those of the guardian herein.

That on the 19th day of April 1913, the said S.F. Street as such
sheet no. 29

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guardian shall execute the order of this court, and make a full report of his doings herein, for confirmation or otherwise.

Done in open court this 29th day of March, 1913.

Ralph C. Bell

Judge of the Superior Court.

APPRAISEMENT FILED APR 5 1913 (Allden is spelled "Alden")

(In said Appraisement is listed the following property):

Beginning at a point 621 feet south and 330 feet east of the Northwest Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 27 North, Range 5 East of W.M.; thence East 500 feet to the County Road; thence North along said County Road 123 feet; thence west 500 feet; thence south 123 feet to the place of beginning, in Snohomish County, State of Washington.

Appraisement

\$350.00

(Attached to above Appraisement is the Oath of Appraisers, S.J. Mothershead, Geo. M. Leyda and Zophar Howell 3rd, subscribed and sworn to on April 2nd 1913 before Geo. W. Louttit, Notary Public in and for the State of Washington, residing at Everett.)

AFFIDAVIT OF PUBLICATION FILED APR 22 1913

STATE OF WASHINGTON,
ss.
County of SNOHOMISH.

M. L. Sherpy, being first duly sworn, says: That he is the publisher of the Edmonds Tribune-Review, a weekly newspaper printed and published in the City of Edmonds, County of Snohomish, State of Washington, and that said newspaper, during all times mentioned herein, is and was a newspaper published once a week as a weekly newspaper and is and was a newspaper of general circulation in said County and State: That the attached is a true and correct copy of Order of Sale Benedict sheet no. 30

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Alden estate, as the same was published in the regular and entire issue of said Edmonds Tribune-Review, and not in a supplement form thereof, for a period of 2 successive weeks, the date of first publication being the 3d day of April 1913, and the date of the last publication being the 10th day of April, ¹⁹¹³ and that said newspaper was regularly issued and distributed to its subscribers during all of said period.

M.L. Sherry

Subscribed and sworn to before me, this 16 day of April 1913.

Geo. W. Louttit
Notary Public in and for the State
of Washington, residing at
Edmonds.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR SNOHOMISH
COUNTY.

In the Matter of the guardianship of Benedict Alden, insane.

Notice of Sale.

Notice is hereby given that in pursuance of an order of the above entitled court, made and entered on the 29th day of March, 1913, in the matter of the guardianship of Benedict Alden, insane, the undersigned, as guardian of said Benedict Alden, insane, will sell at public sale to the highest and best bidder for cash on Saturday the 12th day of April 1913 at 2 o'clock p.m. of said day, at the front door of the City Hall of the City of Edmonds, Snohomish County, Washington, all the right, title and interest the said Benedict Alden, insane, owns and has in and to that certain piece and parcel of land situate in Snohomish County, State of Washington, described as follows, to-wit:

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Beginning at a point 621 feet south and 330 feet east of the Northwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 27 North Range 3 East of W.M.; thence East 300 feet to the County Road; thence North along said County Road 123 feet, thence west 300 feet; thence South 123 feet to the place of beginning.

The terms and conditions of said sale are cash, ten per cent of said purchase price to be paid at the time of said sale and the balance upon the confirmation thereof by this court, said sale to be not for less than ninety per cent of the appraised value of said real estate.

George W. Louttit,
Attorney for Guardian

S.F. Street
As Guardian of Benedict Alden, insane

Date of first publication April 3, 1913

Date of second publication April 10, 1913.

RETURN OF SALE . FILED APR 2 1913

(The name of "Alden" is here spelled Alden)

S.F. Street, as guardian of the above named Benedict Alden, insane, hereby makes the following return of his proceedings under order of this court heretofore made and returned herein authorizing and directing the sale of real estate belonging to said Benedict Alden, insane, and reports as follows, to-wit:

That he caused to be published in the manner required by law and in compliance with the order of this court, due and legal notice of the time and place of holding the sale authorized by this court; and that at the said time and place of holding said sale he, caused to be sold in one parcel, judging it to be the most beneficial to said

sheet no

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estate at public sale, to the highest and best bidder for cash, the property hereinafter described, subject to confirmation by this court, the same being the real estate directed to be sold by order of this court and as described therein.

That he sold said real estate for the sum of \$350.00, and said real estate is situate in Snohomish County, State of Washington, and is described as follows, to wit:

Beginning at a point 621 feet South and 330 feet East of the Northwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 27 North Range 3 East of W.M.; Thence East 300 feet to the County Road; thence North along said County Road 123 feet; thence West 300 feet; thence South 123 feet to the place of beginning.

That said sale was legally and fairly conducted and said property was appraised as ordered by this court, said appraisement being within one year last past and return thereof having been made herein. That the sum bid is not disproportionate to the value of said property sold. That this guardian did not directly or indirectly become the purchaser thereof. That a sum exceeding said sum by at least 10% exclusive of the expenses of a new sale cannot be obtained; that said purchaser paid the sum of Thirty-five and 00/00 Dollars cash in hand, in compliance with the order of this court, the same being 10% of the price bid. That the costs and expenses of said sale are the sum of Twenty-three and 70/00 (\$23.50) Dollars, which include the several items as follows:

Clerk's Fees \$5.00

Publication \$11.70

Appraisers

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Geo. M. Leyda \$3.00
Zopher Howell \$3.00
S.J. Mothershead \$3.00

That the purchaser at said sale was Almeda E. Clark

Wherefore, your petitioner prays that the clerk fix a date for the hearing of said return of sale, and such hearing, and after proofs are made, that this Honorable court shall make an order confirming said sale and directing the execution of a deed of conveyance to said purchaser.

(Properly Verified)

S.F. Street, Guardian.

ORDER FIXING DAY FOR HEARING RETURN OF SALE OF REAL ESTATE

Filed Apr 22 1913

S. F. Street, as guardian of Benedict Alden, insane, having made return to this court, and the report of the proceedings under the order of sale of real estate, made by the court on the 29 day of March 1913; and the said S. F. Street as such guardian in said return having prayed the court to fix a day for hearing his return of said sale:-

It is therefore adjudged, ordered and decreed, that the 10 day of May 1913, at the hour of nine o'clock A.M. in the Court Room of Department No. 2, in the City of Everett, Snohomish County, Washington, be and the same is hereby fixed for the hearing upon said return; and that notice of at least 10 days be given, to be posted in three of the most public places of Snohomish County, Washington; and that the same be published in the Edmonds Tribune Review, in newspaper of general circulation in Snohomish County, Washington, and that said notice particularly indicate the lands sold and the sum for which it was

sheet no. 34

sold, and refer to the return for further particulars.

Ralph C. Bell, Judge

STATE OF WASHINGTON,
COUNTY OF SNOHOMISH. ss.

One of said notices at the U.S. Post Office in the City of Everett, in said County; one at main entrance to City Hall in the City of Everett, in said County; and one at the main entrance of the Court House in said Snohomish County; that each of said notices was by affiant conspicuously posted up in a place and manner most likely to attract the attention of the public.

Subscribed and sworn to before me this 22 day of April 1913.

NOTICE FILED APR 22 1913 (See Printer's copy)

State of Washington,
County of Snohomish. ss.

1632.

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lisher of the Edmonds Tribune-Review, a weekly newspaper printed and published in the City of Edmonds, County of Snohomish, State of Washington, and that said newspaper, during all times mentioned herein, is and was a newspaper published once a week as a weekly newspaper and is and was a newspaper of general circulation in said County and State; That the attached is a true and correct copy of Notice of Guardianship of Benedict Alden, insane, as the same was published in the regular and entire issue of said Edmonds Tribune-Review, and not in a supplement form thereof, for a period of 1 successive week the date of first publication being the 25th day of April 1913, and the date of the last publication being the 25th day of April 1913, and that said newspaper was regularly issued and distributed to its subscribers during all of said period.

M. L. Sherpy

Subscribed and sworn to before me, this 29th day of April 1913.

Zophar Howell, 3rd.

Notary Public in and for the State of
Washington, residing at Edmonds.

(Seal, Com. Ex. Oct. 30, 1914)

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR SNOHOMISH
COUNTY.

In the matter of the guardianship of Benedict Alden, insane. No. 1956
Notice.

Notice is hereby given that on the 10th day of May, 1913, at the hour of 9 o'clock a.m. in the court room of Dept. No. 2, of the above entitled court in the court house, in the City of Everett, Snohomish County, Washington, there will come on for hearing the return made by
sheet no. 36

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S. F. Street, as guardian of said Benedict Alden, insane; wherein he reported having sold to Almeda E. Clark on the 12th day of April, 1913, for the sum of \$350.00 cash, the following described real estate belonging to said Benedict Alden, insane, situate in Snohomish County, State of Washington, and described as follows, to wit:

Beginning at a point 621 feet South and 330 feet east of the Northwest corner of the Southwest quarter of the Northwest quarter of Section 25, Township 27 North Range 3 East of W.M.; thence East 300 feet to the County Road; thence North along said County Road 123 feet; thence West 300 feet; thence South 123 feet to the place of beginning.

That he reported the expenses of said sale at \$23.70. That he was not directly or indirectly the purchaser thereof. That said purchaser paid him the sum of \$35.00 cash in hand, the balance to be paid upon confirmation of said sale.

All persons interested in the estate of said Benedict Alden, insane, are hereby notified to be and appear at the above time and place and show cause if any, why said report should not be approved and said sale confirmed.

(Seal)

W.E. Martin

Clerk of the Superior Court of the
State of Washington for Snohomish
County.

George W. Louttit, attorney for guardian
over First National Bank, Everett,
Washington.

Published April 25, 1913.

PETITION FOR AN ORDER TO PAY DEBTS FILED MAY 10 1913

ORDER FOR PAYMENT OF DEBTS FILED MAY 10 1913

SHOWING OF GEORGE W. LOUITTIT AS TO SERVICES RENDERED FOR

GUARDIAN FILED MAY 10 1913

Sheet no. 37

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SHOWING OF GUARDIAN AS TO VALUE OF SERVICES RENDERED

FILED MAY 10 1913

ORDER CONFIRMING SALE FILED MAY 10 1913

S.F. Street, as guardian of Benedict Alden, insane, having made to this court and filed in the office of the clerk thereof a return of sale of real estate, hereinafter described, verified by affidavit, and the matter after due notice given as required by law and order of this court, entered herein on the 22nd day of April, 1913, coming regularly on for hearing this 10th day of May, 1913, and upon the proofs produced, it appearing to the satisfaction of the court, that as required by law, said guardian caused due and legal notice of said sale to be posted and published before the day on which said sale was made, in compliance with law and the order of this court, as shown by the files herein, in which the real estate to be sold was described with certainty;

That Almeda E. Clark has bid the sum of \$350.00 therefor; that said sale was legally and fairly conducted; that said guardian was not directly or indirectly the purchaser thereof; that \$350.00 the sum bid is not disproportionate to the value of the property sold; that a sum exceeding said bid at least 10%, exclusive of expenses of a new sale can not be obtained; that the real estate has been appraised within one year from the time of said sale; that the sum of \$350.00, offered by the said Almeda E. Clark is more than 90% of the appraised value of said real estate; and that said guardian has in all things proceeded and managed said sale, as by law and orders of this court made

and required, and
sheet no. 34

1956-20.

It further appearing that said return of sale has been made and published in the manner required by law:

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED, That said sale of real estate hereinafter described, be and the same is hereby confirmed, approved and declared valid, and the proper and legal conveyance of said real estate is hereby directed to be executed to the said Alemda E. Clark by said guardian.

Said real estate is situate in Snohomish County, State of Washington, said is described as follows, towit: Beginning at a point 621 feet South and 350 feet East of the Northwest corner of the Southwest Quarter of the Northwest Quarter, of Section 25, Township 27 North Range 3 East of W.M.; Thence East 300 feet to the County Road; thence North along said County Road 123 feet; thence West 300 feet; thence South 123 feet to the place of beginning.

Done in open court this 10th day of May, 1913.

Ralph C. Bell, Judge

PETITION FOR LETTERS OF GUARDIANSHIP FILED JUN 14 1923

Comes now your petitioner herein and respectfully represents to the Court.

I.

That Benedict Alden, a resident of Snohomish County, State of Washington, was on August 12th, 1909, brought before the Superior Court of State of Washington, in and for Snohomish County, and adjudged insane. He was committed to the hospital for insane at Steilacoom Pierce County, Washington, from which institution he has since been transferred to the hospital for the insane at Sedro Wooley,

sheet no

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Washington.

II.

That S. P. Street, who, on October 13th, 1909, was regularly appointed and qualified as guardian of the estate of Benedict Alden, passed away at Edmonds, Washington, on or about February or March 1923.

III.

That said Benedict Alden is the owner of real property in Snohomish County, Washington, described as follows:

Tract of land in Section 25, Township 27 Range 3 E.W.M. to-wit:

Beginning 575 feet S and 30 feet E of NW corner of SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence S 246 feet; thence E 300 feet; thence N 246 feet; thence W 300 feet to the point of beginning, containing 1.70 acres.

IV.

That the taxes on said real estate for year of 1922, in amount of \$14.20 are due and unpaid and said property needs the care and attention of some person, competent and qualified to look after and care for the same to protect the interest and estate of said Benedict Alden.

V.

That your petitioner, J.E. Wilson, a resident of Edmonds, Snohomish County, Washington, is of legal age and is competent and qualified to look after said property.

WHEREFORE, your petitioner prays that the Court fix a time for the hearing of this petition and that upon the hearing the Court appoint J.E. Wilson, guardian of estate of said Benedict Alden, an

no. 40

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insane person.

J.E. Wilson, Petitioner

Newton & Newton, Attorneys for petitioner.

(Properly Verified)

ORDER FIXING TIME FOR HEARING FILED JUN 14 1923

It appears to the court that a petition has been filed, praying for the appointment of a Guardian for the estate of Benedict Alden, an insane person.

IT IS THEREFORE ORDERED, That the 2nd day of July, 1923, at 9.30 o'clock A.M. at the Court House in Everett, Washington, in Department No. 2 of the above entitled Court, be and the same is fixed as the time and place for the hearing of the petition for the appointment of a guardian of the estate of said insane person.

IT IS FURTHER ORDERED, That the clerk of the Superior Court cause legal notice of said hearing to be personally served upon Benedict Alden, an insane person, and also upon the Superintendent of the Northern State Hospital, at Sedro Woolley, Skagit County, Washington, at least ten days prior to the date of hearing.

Dated this 14 day of June, 1923.

Ralph C. Bell, Judge

RECEIPT FILED JUL 2 1923

I hereby acknowledge service of the Petition in the above entitled matter, also of the Order Fixing Time for hearing and Notice of Application.

Dated this 16th day of June, 1923.

C.T. Roscoe
Prosecuting Attorney
By M.H. Forde, Deputy

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AFFIDAVIT OF SERVICE FILED JUL 2 1923

STATE OF WASHINGTON,
ss.
COUNTY OF SKAGIT.

M. W. Roby being first duly sworn on oath deposes and says: That at all times hereinafter mentioned I was and now am a citizen of the United States and of the State of Washington, and a resident of Skagit County, in said State; above the age of twenty-one years, not a party to or in any way interested in the within named matter, and competent to be a witness therein; that on June 16, 1923, I duly served a copy of the attached Notice upon Benedict Alden, an insane person, he being the person named in said Notice, by delivering to and leaving with said Benedict Alden, personally, in Skagit County, said Notice; that on June 16, 1923, I duly served a copy of the attached Notice upon J.W. Doughty, Superintendant of the Northern State Hospital at Sedro-Woolley, Skagit County, Washington, by delivering to and leaving with him personally in said Skagit County, said copy.

M.W. Roby

Subscribed and sworn to before me this 16 day of June, 1923.

J.H. Teller
Notary Public in and for the State of
Washington residing at Sedro Woolley.

(Seal, Com. Ex. Jul. 20, 1924)

NOTICE OF APPLICATION FOR APPOINTMENT OF GUARDIAN

FILED JUL 2 1923

Notice is hereby given that J.E. Wilson has filed in the Superior Court of the State of Washington for the County of Snohomish, a Petition praying that a guardian of the estate of Benedict Alden, an insane
Sheet no. 42

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person, be appointed, and that Letters of Guardianship be issued to J. E. Wilson; and the above entitled court by an order duly made and entered herein, has fixed the 2nd day of July 1923, at 9.30 o'clock A.M. of said day at the Court House in the City of Everett, Snohomish County, Washington, in Department No. 2 of the Superior Court for said County and State, as the time and place for the hearing of said Petition, and at the time and place all persons interested shall appear and show cause why a guardian should not be appointed for the estate of Benedict Alden, an insane person.

WITNESS, the Honorable Ralph C. Bell, a judge of the Superior Court, and the Seal of said Court hereunto affixed this 14th day of June, 1923.

Frank A. Turner
Clerk of said Superior Court

By ----- Deputy

ORDER APPOINTING GUARDIAN FILED JUL 2 1923

J. E. Wilson having filed in this Court a petition praying that he be appointed guardian of the estate of said Benedict Alden, an insane person, and the Court having upon the filing of said petition fixed the time and place for the hearing thereof, and notice having been given of said time and place according to law and as directed by said court, and said matter now on this 2nd day of July, 1923, coming on duly and regularly to be heard pursuant to said order and notice, and the prosecuting attorney of the above entitled County appearing at said hearing for the above entitled insane person, and the Court having examined the said petition and heard the testimony of witnesses, finds
sheet no. 43

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that the said Benedict Alden is an insane person.

That the said insane person is a resident of said Snohomish County, State of Washington, and has an estate subject to jurisdiction of the above entitled Court of the probable value of \$750.00, and that he has no guardian at law in the State of Washington, and that it is necessary to have some suitable person to be appointed guardian for the estate of said insane person.

That the said J.E. Wilson is a resident of Snohomish County, State of Washington, over the age of twenty-one years, and a suitable and competent person to act as such Guardian.

It is therefore ORDERED, ADJUDGED AND DECREED by the COURT:
That said J.E. Wilson be and he is hereby appointed guardian for the estate of the said Benedict Alden, an insane person, and that letters of Guardianship be issued to the said J.E. Wilson upon giving bond as provided by law in the sum of \$250.00, with good and sufficient sureties to be approved by this Court, and taking an oath that he will perform the duties of such Guardianship according to law.

Done in Open Court this 2 day of July, 1923.

Ralph C. Bell,
Judge.

BOND OF J.E. WILSON FILED JUL 9 1923

(Said Bond being a Surety Bond issued for the sum of \$750.00)

ORDER FOR SALE OF REAL ESTATE FILED JUL 9 1923

J.E. Wilson, the guardian of the estate of Benedict Alden, an insane person, having on the 9th day of July 1923, presented and filed in above entitled court his petition in due form verified by his oath,
sheet no. 44

1956-26

praying for an order authorizing him to sell certain real property for the purpose of raising money to pay debts and expenses of said estate and charges for care of said insane person as required by Chapter 145, Session Laws of 1925, and it appearing to the Court that a sale of property, is necessary and for the best interests of said estate.

Now Therefore, it is hereby Ordered that said J.E. Wilson, guardian of estate of Benedict Alden, an insane person, be and he is authorized and directed to sell according to law at private sale to the highest bidder for cash, the following described real property, to-wit:

Tract of land in Section 25, Township 27 Range 3 E.W.M. Snohomish County, Washington, to-wit:

Beginning 375 feet S and 30 feet E of N.W. corner of SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence S 246 feet; thence E 300 feet thence North 246 feet; thence W 300 feet to the point of beginning, containing 1.70 acres.

IT IS FURTHER ORDERED by the Court that notice of said sale be given by posting a notice of sale in three public places in Snohomish County at least two weeks before the day on or after which sale is to be made and by publishing said notice once a week for two successive weeks, in some newspaper published in said County, before the day on or after which sale is to be made.

Done in open Court this 9 day of July 1923.

Ralph C. Bell,
Judge.

ORDER APPOINTING APPRAISERS FILED JUL 9 1923

Letters of guardianship having been granted J.E. Wilson upon estate of
sheet no. 45

1956-27

Benedict Alden, an insane person, it is now upon his application ordered by the Court that Charles Wilt, S.J. Mothershead and W.W. Womer, suitable and disinterested persons, competent to act, be and they are hereby appointed as appraisers to appraise the assets of said estate as shown by the Inventory of said estate.

Done in Open Court this 9 day of July, 1923.

Ralph C. Boll, Judge

PETITION FOR ORDER TO SELL REAL ESTATE FILED JUL 9 1923

AFFIDAVIT OF POSTER FILED JUL 12 1925

STATE OF WASHINGTON)

ss.

County of Snohomish)

ARTHUR M. NEWTON of said County and State, being duly sworn, states: That at all times herein mentioned and referred to he has been and now is a citizen of the United States and of the State of Washington, over the age of twenty-one years, is not interested in the estate of Benedict Alden, an insane person, nor a party thereto, and competent to be a witness on any hearing or trial therein; that on the 11th day of July 1923, he posted three notices, each of which was a full true and exact copy of the notice hereto attached, in three of the most public places in said Snohomish County, to-wit:

One of said notices at the City Hall of the City of Everett in said County; one at the County Jail in said County, and one at the Court House of said Snohomish County, the place where the Superior Court of said County is held. That each of said notices was by affiant conspicuously posted up in a place and manner most likely to attract

sheet no. 46

1956-28

the attention of the public.

Arthur M. Newton

Subscribed and sworn to before me this 11th day of July, 1923.

Clifford Newton
Notary Public in and for the State of
Washington, residing at Everett.

NOTICE FILED JUL 12 1923 (See printer's copy)

INVENTORY AND APPRAISEMENT FILED JUL 30 1923

(In said Inventory is listed the following):

REAL ESTATE

Tract of land in Section 25, Township 27 Range 3 E.W.M.
Snohomish County, Washington, to-wit:

Beginning 375 feet S and 30 feet E of N.W. corner of SW $\frac{1}{4}$
NW $\frac{1}{4}$; thence S 246 feet; thence E 300 feet; thence N. 246 feet;
thence W 300 feet to the point of beginning containing 1.70
acres. Appraised Value \$1200.00

OATH OF APPRAISERS FILED JUL 30 1923

(Oath taken by Chas. V. Wilt, S.J. Mothershead and W.W. Womer,
appraisers of above entitled estate. Subscribed and sworn to on July
12, 1923, before F.W. Peabody, Notary Public in and for the State of
Washington, residing at Edmonds.)

BILL OF APPRAISERS FILED JUL 30 1923

(Bill amounting to \$3.20 for each appraiser, a total of \$9.60)

AFFIDAVIT OF PUBLICATION FILED AUG 2, 1923

State of Washington,
County of Snohomish. ss.

C. Rasmussen being first duly sworn on oath deposes and says that
she is the Principal Clerk of the Everett Daily Herald, a daily news-
sheet no. 47

paper. That said newspaper is a legal newspaper and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a daily newspaper in Everett, Snohomish County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of said newspaper.

That the annexed is a true copy of a Notice as it was published in regular issues (and not in supplement form) of said newspaper once each week for a period of 2 consecutive weeks, commencing on the 10th day of July 1923, and ending on the 17th day of July 1923, both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$3.65 which amount has been paid in full, at the rate of \$1.40 a hundred words for the first insertion and 80 cents a hundred words for each subsequent insertion.

C. Rasmussen

Subscribed and sworn to before me this 26th day of July 1923.

J.H. Carter
Notary Public in and for the State of Wash-
ington, residing at Everett.

(Seal, Com. Ex. June 7, 1925)

No. 1956
NOTICE

In the Superior Court of the State of Washington for Snohomish County.
In the Matter of the Guardianship of Benedict Alden, an insane person.

sheet no. 48

1956-30

Notice is hereby given that the undersigned guardian will sell, subject to confirmation of above entitled court at private sale for cash, on or after July 28, 1923, following described real property, to-wit:

Tract of land in section 25, township 27 range 5 E.W.M., Snohomish County, Washington, to-wit:

Beginning 375 feet S and 30 feet E of NW corner of SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence S 246 feet; thence E 300 feet; thence N 246 feet; thence W 300 feet to the point of beginning, containing 1.70 acres.

Written bids accompanied by certified check for 10% of bid will be received by undersigned guardian at his office in Edmonds, Washington, or by his attorneys at their address below stated. Right reserved to reject any or all bids.

J.E. Wilson, Guardian

Newton & Newton
Attorneys for guardian,
Commerce Bldg., Everett, Wash.

RETURN OF SALE FILED AUG 2 1923

Comes now J.E. Wilson the duly named, qualified and action guardian of the estate of Benedict Alden, an insane person and respectfully shows to the court as follows, to-wit:

I.

That pursuant to and in conformity with an order of sale of this court made on the 9th day of July, 1923, said guardian caused to be posted, notices of such sale, at three of the most public places in Snohomish County, Washington and also caused copies of said notice to be published in the Everett Daily Herald, two times, to-wit: On the sheet no. 49

1956-51

10th and 17th days of July, 1925, which notice specified where bids would be received and the time on or after which sale would be made of the following described real property belonging to said estate situate in Snoholmish County, Washington, to-wit:

Tract of land in Section 25, Township 27, Range 3 E.W.M. Snohomish County, Washington, to-wit:

Beginning 575 feet S and 30 feet E of N.W. corner of SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence S 246 feet; thence E 300 feet; thence N 246 feet; thence W 300 feet to the point of beginning containing 1.70 acres.

II.

That the highest and best bid received was one made by W.L. Henderson in writing, said bid being attached hereto and made a part hereof in the sum of \$1361.75, of which sum \$136.18 or Ten (10%) of said bid accompanied the same. The balance of \$1225.57 to be paid in cash on confirmation of said sale by the above entitled court.

III.

That said guardian has accepted said bid and sold the ---- to said bidder under the terms above stated.

IV.

That said sale was fairly conducted and the price of bid is in excess of the appraisal of said real property; that said guardian believes and alleges that a greater sum than \$1361.75 could not be obtained and that it is for the best interests of said estate and of persons interested therein that said bid be accepted and said property be conveyed to said bidder, and that an order should be made and

sheet no. 50

1956-32

entered by the court confirming said sale and authorizing said guardian to execute a proper conveyance to said W.L. Henderson upon his paying said guardian the sum of \$1225.57, the balance remaining upon the purchase -- of said property.

WHEREFORE, said guardian prays that said bid be accepted and that he be authorized to execute the proper conveyance to said bidder for the real property hereinbefore described, upon payment of the said sum of \$1225.57, being the balance remaining unpaid on said bid.

J.E. Wilson
Guardian of the estate of Benedict
Alden, an insane person

(Properly Verified)

BID FILED AUG 2 1923

Newton and Newton
212 and 213 Commerce Building
Everett, Washington.

July 26, 1923.
Edmonds, Washington.

Gentlemen:

I hereby bid the sum of \$1361.75 for the one and seven-tenths acres in section twenty-five belonging to Benedict Alden. Find enclosed ten percent of the bid.

Respectfully submitted

W.L. Henderson

ORDER FIXING DAY OF HEARING RETURN OF SALE OF REAL ESTATE
FILED AUG 2 1923

J.E. Wilson, the guardian of the estate of Benedict Alden, an insane person having this day made return to this court of his proceedings under the order of sale of real estate made by this court on the 9th day of July, 1923, and filed the said return herein, and a sheet no. 51

1956-33

hearing upon the said return of proceedings being now asked,

IT IS ORDERED and DIRECTED that Monday, the 13th day of August 1923, at the hour of 9:30 A.M. at the court room of this court be, and the same is hereby fixed for the hearing upon said return and that notice of at least ten days be given thereof by the clerk by notices posted in three public places in Snohomish County, Washington, and that said notice briefly indicates the land sold and the sum for which it was sold and refers to the Return of Sale for further particulars.

Dated this 2d day of August 1923.

Guy C. Alston, Judge

AFFIDAVIT OF POSTER FILED AUG 3 1923

STATE OF WASHINGTON,
ss.
COUNTY OF SNOHOMISH.

Arthur M. Newton of said County and State, being duly sworn states; That at all times herein mentioned and referred to he has been and now is a citizen of the United States, and of the State of Washington, over the age of twenty-one years; is not interested in the guardianship of Benedict Alden, an insane person, nor a party thereto, and competent to be a witness on any hearing or trial therein; that on the 2nd day of August, 1923, he posted three notices, each of which was a full, true and exact copy of the notice hereto attached, in three of the most public places in said Snohomish County, to-wit:

One of said notices at the City Hall of the City of Everett in
sheet no. 52

1956-54

said County; one at the County Jail in said County, and one at the Court House of said Snohomish County; that each of said notices was by affiant conspicuously posted up in a place and manner most likely to attract the attention of the public.

Arthur M. Newton

Subscribed and sworn to before me this 2 day of August 1923.

G.S. Judd

Notary Public in and for the State of Washington, residing at Everett.

NOTICE OF HEARING, RETURN OF SALE OF REAL ESTATE

FILED AUG 3 1923

Pursuant to an order of this court made on the 2nd day of August, 1923, notice is hereby given that Monday, the 13th day of August, 1923 at 9.30 o'clock A.M. of said day in the court room of Department No. 2 of this court, have been appointed as the time and place for a hearing upon a Return of Sale of J.E. Wilson, guardian of the estate of Benedict Alden, an insane person, made under order of this court, dated July 9th, 1923, authorizing the sale of certain real estate situate in the County of Snohomish, State of Washington and described as follows, to-wit:

Tract of land in Section 25, Township 27, Range 3 E.W.M. Snohomish County, Washington, to-wit:

Beginning 375 feet S and 50 feet E of N.W. corner of SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence S 246 feet; thence E 300 feet; thence N 246 feet; thence W 300 feet to the point of beginning containing 1.70 acres, which property said guardian has sold at private sale for the sum of
sheet no. 53

1956-55

\$1361.75 to W.L. Henderson, the person named in said Return of Sale filed herein to which reference is made for further particulars, and notice is hereby given that any person interested in the said estate may appear at the time and place above mentioned and file written objections to the confirmation of said sale, and may be heard and produce witnesses to the support of his objections.

Frank A. Turner
Clerk of Superior Court.

By John R. McKay
Deputy Clerk

(Seal of the Superior Court)

BID FILED AUG 13 1923

Notice has been received that Monday, the 13th day of August, 1923, at 9.50 o'clock A.M. of said day in the court room of Department No. 2 of the Superior Court of the State of Washington for Snohomish County, have been set as the time and place for a hearing upon the Return of Sale of J.E. Wilson, guardian of the estate of Benedict Alden, an insane person, made under order of said court, dated July 9th 1923, authorizing sale of certain real estate situate in the County of Snohomish, State of Washington and described as follows, to-wit:

Tract of land in Section 25, Township 25 Range 3 E.W.M. Snohomish County, Washington, to-wit:

Beginning 375 feet S and 30 feet E of N.W. corner of SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence S 246 feet; thence E 300 feet; thence N 246 feet; thence W 300 feet to the point of beginning containing 1.70 acres,

sheet no. 54

1956-36

which property said guardian has sold at private sale for the sum of
L \$1361.75 to W.H. Henderson.

Pursuant to Remington's Compiled Statutes of Washington 1922
Section 1502; offer of increased bid; I do hereby offer \$1525.00 for
said property.

Cashiers check, issued by cashier of Seattle National Bank,
amount \$305.00, representing 20% of the amount of my bid is attached
hereto and made a part hereof.

Room 219 Hinckley Bldg.
Seattle, Wash.
August 11th 1923.

Alex D. Stewart

ORDER FILEDAUG 17 1923

The Return of Sale of real estate at private sale in the above
entitled matter coming on regularly on the 13th day of August 1923,
for confirmation, and it appearing to the Court that Return of Sale
was made and filed on the 2nd day of August, 1923, and thereafter
this court made an order fixing Monday, August 13, 1923, as the day
of hearing upon said Return of Sale, and it further appearing that
notice was regularly given of said hearing, as prescribed by order of
this court, now therefore, the court finds:

That the bid of W.L. Henderson, the highest bid shown received
in said Return of Sale, has been increased by Alex D. Stewart to sum
of \$1525.00, which sum exceeds the original bid of W.L. Henderson
by more than 10% and said bid is accompanied by cashier's check in
sum of \$305.00, or 20% of said bid, the same to be forfeited to the
estate unless such bidder shall comply with his bid.

sheet no. 55

1956-37

IT IS NOW ORDERED, That W.L. Henderson, the former successful bidder be given until September 4th 1923, to increase his bid and that the sale of said property shall be made on said 4th day of September, 1923, and Order of Confirmation entered by this court selling same to either Alex D. Stewart or W.L. Henderson depending upon which shall have made highest bid, either in writing, prior to said a time or at the time of said hearing.

IT IS FURTHER ORDERED, That said W.L. Henderson shall be informed of such increased bid and that an order confirming sale to highest bidder will be made on September 4th 1923, by service of a copy and of this order upon him at least three days prior to the date of hearing.

Done in open Court this 17 day of August, 1923.

Ralph C. Bell, Judge

ACKNOWLEDGEMENT OF SERVICE FILED SEP 6 1923

Service of a true copy of the Order made and entered by the Court in the above entitled matter on August 17, 1923, is hereby acknowledged.

Dated at Edmonds, Washington, this 22 day of August, 1923.

W. L. Henderson

ACKNOWLEDGMENT OF SERVICE FILED SEP 6 1923

Service of a true copy of the Order made and entered by the Court in the above entitled matter on August 17, 1923, is hereby acknowledged.

Dated at Edmonds, Washington, this 25th day of August, 1923.

Alex D. Stewart

1956-58

ORDER OF CONFIRMATION FILED SEP 6 1923

J.E. Wilson the duly named, qualified and acting guardian of the estate of Benedict Alden, an insane person, having filed herein his Return of Sale showing that the highest and best bid received for the real property hereinafter described was one in the amount of \$1,361.75 received from W.L. Henderson, said bid being in excess of the appraised value of said property and accompanied by certified check for 10% of said bid, and it further appearing that prior to date of confirmation an increase bid in the amount of \$1,525.00 was made by Alex D. Stewart, said bid being 10% higher than the bid of W.L. Henderson, same being accompanied by certified check for 20% of said bid.

The Court by order of August 17th 1923, fixed Tuesday, September 4th 1923 as the date for confirmation of sale and directed that the former successful bidder, W.L. Henderson be informed by such increased bid and time within which he might raise his bid by service of copy of said order upon him at least three days prior to date of hearing and further appearing that timely service of a copy of said Order was made upon each, W.L. Henderson and Alex D. Stewart; that said W.L. Henderson and Alex D. Stewart each appeared at hearing upon said matter and in open court made oral bids and that the bid of W.L. Henderson in the amount of \$1554.00 was the highest and best bid received and the property was sold to him.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED, that the sale of said real estate, hereinafter described, be and the same is hereby ratified, confirmed and approved and said guardian is authorized and

Sheet no. 57

1956-39

directed to execute a proper and legal conveyance of said real estate to said W.L. Henderson upon payment in full of sum bid of \$1554.00, said real estate being described, as follows:

Tract of land in Section 25, Township 27, Range 3 E.W.M. Snohomish County, Washington, to-wit:

Beginning 375 feet S and 30 feet E of N.W. corner of SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence S 246 feet; thence E 300 feet; thence N 246 feet; thence W 300 feet to the point of beginning containing 1.70 acres.

Dated this 6 day of September, 1923.

Ralph C. Bell,
Judge.

LETTERS OF GUARDIANSHIP FILED IN Vol. A. L. of G. page 161
(Recites that S. F. Street was appointed Guardian of Benedict Allden, Insane, Letters of Guardianship being issued to him on Oct. 14, 1909 under authority of W.W. Black, Judge of the above entitled Court. Appended to said Letters is the Oath subscribed and sworn to on Oct. 13, 1909 before B.E. Padgett, Notary Public in and for Washington, residing at Everett.)

LETTERS OF GUARDIANSHIP FILED IN VOL. B. L. of G. page 164

Whereas J.E. Wilson of Snohomish County, Washington, has made application to Superior Court of said county for Letters of Guardianship of the person and estate of Benedict Allden, an insane person, and having given bond required by law, and J.E. Wilson is appointed Guardian of person and estate of Benedict Allden, an insane person, under authority of Ralph C. Bell, Judge of above entitled Court, on July 9, 1923. Appended to said Letters is the Oath subscribed and sworn to on July 9, 1923, before Clifford Newton, Notary Public in and for Washington residing at Everett.)

1956-40

Note by Abstract Company: (In the preceding case, the name of Benedict Allden, appears variously as Allden and Alden, both in headings and in the body of the different filings.)

ANDERSON GUARANTEE ABSTRACT CO.

sheet no.

59

SECTION -25-

TOWNSHIP -27-

20

70

The following sheets
are added in order
to assist in matter
of locations and the first

UNITED STATES DEPARTMENT OF
THE BUREAU OF LANDS

60

NO. 62

SECTION -25-

TOWNSHIP -27-

RANGE -3-

Scale 1" = 400'

79.12 CHS

See NW 1/4 of NW 1/4

The Kellogg Plat
to
Edmonds

F.W. Peabody
3.03

Grand View
Add.
3.88

Ferce
2.4 A.

Alma L.
Sleeper
2.4 A.

Guy M. Street

Almon Witherill

R. J. Huston

Almon Witherill

ST'S FIRST ADD

22.20

A.M. Yost et al
175 A.

S.P. Schuster
300.96

Lot 1, Woods Acres
Add. to Edmonds
Lot 2
Herman Glaeser
122 A.
600.
Laura A. Young
455 A.

Anna Sticha
4.23 A.

O.C. Sorenson

Elizabeth R. Brinkley

King County Mortgage
and Investment Co.
2.52 A.
343.76

Rita J
Combs
61

J.C. Glasscock
4.90

John A Davis
4.50

Sarah B
Dixon
94.3 A.

Shoham Co. 125 A.
-20'

100' F. CEMETERY

1

2

3

4

5

6

7

8

16

14

13

12

11

10

Homestead Plat

FOURTH ST.

CENTER ST.

Rebecca Gottstein
1922 A.

Andrew Olson
355 A.

E. A.
Drake

A.M. Yost

Public Road

Public Road

Public Road

Public Road

THIRD ST.

79.65 CHS

Inst. No. 21

Office No. 31

A. M. Yost and Amanda C. Yost,
his wife,

to

Mrs. Mary Langrill

Warranty Deed

Dated June 8, 1905

Filed Aug. 28, 1905, 8.20 A.M.

Vol. 96 Deeds, page 31

Cons. \$150.00

First parties grant, bargain, sell, convey and confirm unto second party, heirs and assigns, lands in Snohomish County, Washington, described as:

Beginning 60 feet South and 30 feet East of Northwest corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 25 Twp. 27 N.R. 3 E.W.M., thence running South 300 feet, thence at left angles East 115 $\frac{1}{2}$ feet, thence at left angles North 300 feet, thence at left angles West along the South side of the County road 115 $\frac{1}{2}$ feet to place of beginning.

Covenants of General Warranty.

Ack. June 8, 1905 before S.F. Street, Notary Public in and for Washington, residing at Edmonds.

(Seal, Com. Ex. Nov, 19, 1907)

Inst. No. 22

Office No. 622

A.M. Yost and Amanda C. Yost,
his wife,

to

D.A. Chilson

Warranty Deed

Dated Feb. 19, 1906

Filed May 11, 1906, 2.57 P.M.

Vol. 96 Deeds, page 622

Cons. \$150.00

First parties grant, bargain, sell, convey and confirm to second party, heirs and assigns, lands in Snohomish County, Washington, described as:

Beginning 145½ feet East and 60 feet South of Northwest corner of SW¼ of NW¼ Sec. 25 Twp. 27 N.R. 3 E.W.M., thence South 300 feet, thence East 123 feet, thence North 300 feet, thence West along the County Road 123 feet to the place of beginning.

Covenants of General Warranty.

Ack. Feb. 19, 1906, before S.F. Street, Notary Public in and for Washington, residing at Edmonds.

(Seal, Com. Ex. Nov. 19, 1907)

Sheet no. 63

Inst. No. 23

Office No. 257

A. M. Yost and Amanda C.

Warranty Deed

Yost ---

Dated Oct. 13, 1906

to

Filed Oct. 15, 1906, 1.50 P.M.

Emmet H. Loveridge and Elmer

Vol. 98 Deeds, page 257

E. Loveridge

Cons. \$150.00

First parties grant, bargain, sell, convey and confirm to second parties, heirs and assigns, lands in Snohomish County, Washington, described as:

Beginning at a point 630 feet East and 375 feet South of the Northwest corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ Sec. 25 Tp. 27 N.R. 3 E.W.M., thence South 123 feet, thence West 300 feet, thence North 123 feet, thence East 300 feet to the place of beginning.

Covenants of General Warranty.

Ack. Oct. 13, 1906, before S. F. Street, Notary Public in and for Washington, residing at Edmonds, by A.M. Yost and Amanda C. Yost, his wife.

(Seal, Com. Ex. Nov. 19, 1907)

Sheet no. 64

Inst. No. 24

Office No. 625

Allen M. Yost and Amanda C.

Warranty Deed

Yost, his wife,

Dated Apr. 2, 1907

to

Filed Apr. 8, 1907, 8.6 A.M.

E.J. Hendrickson

Vol. 98 Deeds, page 625

Cons. \$500.00

First parties grant, bargain, sell, convey and confirm to second party, heirs and assigns, lands in Snohomish County, Washington, described as:

Beginning 30 feet East and 621 feet South of the Northwest corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 25 Twp. 27 N.R. 3 E.W.M., thence running South 123 feet, thence East 600 feet, thence North along the County Road 123 feet; thence West 600 feet to the place of beginning, said land being a portion and in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ Sec. 25 Tp. 27 N.R. 3 E.W.M.

Covenants of General Warranty.

Ack. Apr. 2, 1907, before S.F. Street, Notary Public in and for Washington, residing at Edmonds.

(Seal, Com. Ex. Nov. 19, 1907)

-----Certificate-----

We hereby certify that the foregoing Abstract of Title, comprising instruments numbered one to 24 consecutively and consisting of 65 sheets, shows all instruments filed or recorded in the office of the County Auditor of Snohomish County, Washington, and all proceedings had in any court of record holding terms in said County affecting the title to the following described real property to-wit:

Tract of land in Section Twenty-five (25) Township Twenty-seven (27) North of Range Three (3) East of the W.M. to-wit:

Beginning 575 feet South and 30 feet East of Northwest corner of Southwest Quarter (SW $\frac{1}{4}$) of Northwest Quarter (NW $\frac{1}{4}$) thence South 246 feet; thence East 300 feet; thence North 246 feet; thence West 300 feet to the point of beginning, containing 1.70 acres.

Situate in Snohomish County, Washington.

Except any and all public highways, or railroad right of ways if any there be, now located over and across said above described premises.

We further certify that there are no unsatisfied judgments entered against any grantee named in the within abstract affecting the title to the said lands as shown by the Judgment Indices of the Superior Court of the State of Washington, in and for Snohomish County, in the office of the Clerk thereof.

We further certify that there are no due and delinquent taxes on said property, or unredeemed sales thereof for delinquent taxes shown by the tax rolls of said Snohomish County, in the office of the County Treasurer thereof. Except taxes for 1922 being \$14.20 and interest thereon.

(Except any personal taxes due or to become due for the year 1923)

This certificate is up to and including this fourteenth (14) day of September, nineteen hundred twenty-three (1923) at eight (8) o'clock A.M.

ANDERSON GUARANTEE ABSTRACT CO.

66 BY

Theodore Anderson

19938

Inst. No. 25

J. E. Wilson as the duly
appointed and acting guardian
of the estate of Benedict Alden,
an insane person,

to

W. L. Henderson.

Deed

Dated Sep. 8, 1923

Filed Sep. 25, 1923, 11.13 A.M.

File No. 322541 21587

Consideration \$1,554.00

\$2. revenue stamps cancelled.

Recites that, Whereas, The said party of the first part, as guardian of the estate of the said Benedict Alden, an insane person, by appointment of the Superior Court of the County of Snohomish and State of Washington, sitting in probate, was by said Court, authorized and directed to sell at private sale the real estate hereinafter described and conveyed, by its order and decree dated the 9th day of July, 1923.

And Whereas, said guardian after due notice did sell said property and file his Return of Sale, but before confirmation the bid set out in said Return was regularly raised and the court thereupon fixed September 4th, 1923, as the time of hearing on confirmation of said sale, notice being regularly given of the same, and whereas, at time of hearing in open court the bid made by party of second part, W. L. Henderson in the sum of \$1554.00, was the best price and highest sum that could be obtained therefor, the court thereupon determined that the sale was legally made and fairly conducted and that the sum bid was not disproportionate to the value of property sold and the order was on September sheet no. 67

6th, 1923, entered by the court in all respects approving and confirming said sale and directing a conveyance of the property so sold to be made and executed to the said party of second part, upon payment of purchase price thereof.

Now Therefore, In consideration of the premises and of the authority in me vested as such guardian and of the sum of \$1554. to me in hand paid as the purchase price in full of said property so sold by said W. L. Henderson, I as guardian of the estate of the said Benedict Alden, an insane person, do by these presents, grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns, all the following described tract of land situate, lying and being in the County of Snohomish and State of Washington, and particularly bounded and described as folbws, to-wit:

Tract of land in Section 25, Township 27, - Range 3 E.W.M. Snohomish County, Washington, to-wit:

Beginning 375 feet S and 30 feet E of N.W. corner of SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence S 246 feet; thence E 300 feet; thence N 246 feet; thence W 300 feet to the point of beginning containing 1.70 acres. together with the appurtenances, to have and hold the same unto said party of the second part, and to his heirs and assigns forever, together with all the right, title estate and interest held or owned in said premises by the said Benedict Alden, an insane person.

Ack. Sep. 8, 1923, before D. L. Miller, Notary Public in and for Washington, residing at Edmonds, by J. E. Wilson as guardian of the estate of Benedict Alden, an insame person in his capacity as such guardian. (Seal, com. ex. Nov. 16, 1925)
sheet no. 68

---Certificate of Continuation---

We hereby certify that we have added to the foregoing abstract of title instruments numbered 28 to m consisting of 2 sheets, and the same shows all instruments filed or recorded in the office of the County Auditor of Snohomish County, Washington, and all proceedings had in any Court of record holding terms in said County, affecting the title to the following described real property, to-wit:

Tract of land in Section Twenty-five (25) Township Twenty-seven (27) North of Range Three (3) East of the W.M. to-wit:

Beginning 375 feet South and 30 feet East of Northwest corner of Southwest Quarter (SW $\frac{1}{4}$) of Northwest Quarter (NW $\frac{1}{4}$) thence South 246 feet; thence East 300 feet; thence North 246 feet; thence West 300 feet to the point of beginning, containing 1.70 acres.

Situate in Snohomish County, Washington.

Except any and all public highways or railroad right of ways, if any there be, now located over and across said above described premises.

We further certify that there are no unsatisfied judgments entered against any grantee named in the within abstract affecting the title to the said property, as shown by the judgment indices of the Superior Court of the State of Washington, in and for Snohomish County, since September 14th 1923 at 8 o'clock A.M. to date of this certificate.

We further certify that there are no taxes coming due on said premises, or unredeemed sales thereof for delinquent taxes shown by the official tax rolls of said County in the office of the Treasurer thereof, since September 14th 1923 at 8 o'clock A.M. to date of this certificate. Taxes shown in preceding certificate are said to be paid but the receipt is not yet indexed on the tax rolls, and therefore no statement is made that the said amount is paid.

(Except any personal taxes due or to become due for the year 1923)

All since the date of the last preceding certificate, to-wit: September 14th 1923 at 8 o'clock A.M. to and including this twenty-fifth (25) day of September, nineteen hundred twenty-three (1923) at 11.13 A.M.

ANDERSON GUARANTEE ABSTRACT CO.

By Modor Anderson

19972

69

Instrument No. 26

224-464

W. L. Henderson and Mildred
Henderson, his wife,

File No. 322542

to

Warranty Deed

Warren B. Kille and Ida J.
Kille, his wife,

Dated September 20th, 1923

Filed Sep 25 1923 11:14 A.M.

Consideration \$10.

Rec. Vol. 215 D. 8

Grantors convey and warrant to Grantee, the following
described real estate , to-wit:

Tract of land in Section 25, Township 27 - Range 3
East, W. M. Snohomish County, Washington, to-wit:

Beginning 375 feet S. and 30 feet E. of N. W.
corner of SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence S. 246 feet; thence E. 300 feet;
thence N. 246 feet; thence W. 300 feet to the point of
beginning, containing 1.70 acres.

\$2. revenue stamps canceled.

W. L. Henderson
Mrs. Mildred Henderson

Acknowledged September 20, 1923 by W. L. Henderson and
Mildred Henderson, his wife, before R. C. Gregory, Notary Public
in and for the State of Washington, residing at Puyallup. (Seal).

C E R T I F I C A T E .

STATE OF WASHINGTON,
SS
COUNTY OF SNOHOMISH.

The SNOHOMISH COUNTY ABSTRACT COMPANY, a corporation, hereby certifies that it has added to the foregoing Abstract of Title, Instrument numbered twenty-six (26) and that the same is the only instrument which has been filed for record in the office of the Auditor of Snohomish County, Washington, since the date of the last preceding certificate, hereto, to-wit: since September 25th, 1923 at 11:13 o'clock A. M., affecting the title to the following described real property, to-wit:--

Beg. 375 feet South and 30 feet E. of NW corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence S. 246 feet; thence east 300 feet; thence North 246 feet; thence west 300 feet to the point of beginning, containing 1.70 acres, in Section 25, Twp. 27 R. 3 East, W. M., in Snohomish County, Washington.

We have made no examination of, and do not report on mining claims, water locations or public roads established under the road laws of the State, except as shown herein.

ALSO, that as shown by the indices to the records in the office of the Clerk of said Snohomish County, there are no suits pending or judgments entered in any Court of Record in said county against Warren B. Kille, or, Ida J. Kille, which are liens upon or affect the title to the said above described real property.

ALSO, that as shown by the official tax rolls in the office of the Treasurer of said Snohomish County, the taxes upon said above described real property have been paid in full up to and including those for the year 1928. The taxes for the year 1929 are delinquent in the amount of \$32.71, plus interest from date of delinquency. The taxes for the year 1930 are due and payable in the amount of \$28.83, the first half of which is delinquent.

IN WITNESS WHEREOF, said SNOHOMISH COUNTY ABSTRACT COMPANY has caused this certificate to be signed by its Manager and its corporate seal to be hereto affixed this Fourth (4th) day of June, A.D. Nineteen hundred thirty-one (1931) at eight (8:00) o'clock A. M.

SNOHOMISH COUNTY ABSTRACT COMPANY

BY

J. E. Skaggs
Manager.

AR.



285523

No. 3452

Abstract of Title
To

A TRACT OF LAND 300 FT BY
240 FEET, IN SEC. 25, T11N,
27 N. 11. 5 E.

1/2 1/2

SNOHOMISH COUNTY, WASHINGTON

From the Office of

**Snohomish County
Abstract Company**

2915 Wetmore Avenue
(Near Court House)
Everett, Washington

This Company is Agent for
Washington Tide Insurance Co.
Assets Over a Million Dollars

\$200,000 Guaranty Fund Deposited with State Treasurer

S. J. PRINE, MFR., EVERETT